

DEED RESTRICTION

Before obtaining a building permit, the property owner is required to file an owner occupancy declaration or agreement with the County Recorder. The declaration or agreement must be approved by the City Attorney before being recorded.



BUILDING REQUIREMENTS

Once a planning approval is received or it is determined that only a ministerial review is required, the Building permit application and review may begin. Building submittal requirements can be found online at www.danville.ca.gov/Permits/Building or by speaking to a building representative at 925.314.3330.

Each project is unique and may require additional approvals and fees from other agencies. Building staff will be able to assist you with the building process and additional approvals required.

Other agencies may include the following:

East Bay Municipal Utility District:

510.287.0742

Central Contra Costa County Sanitary District:

925.228.9500

San Ramon Valley Fire Protection District:

925.838.6600

Town of Danville

Development Services Department

510 La Gonda Way

Danville, CA 94526-1740

Phone: 925.314.3310 (Planning)

925.314.3330 (Building)

Fax: 925.838.0360

www.danville.ca.gov

Counter Hours :

M-F 8:30AM - 4PM (Planning)

M-F 7:30AM- Noon (Building)



Town of Danville

SECOND DWELLING UNIT

*Small Town Atmosphere,
Outstanding Quality of Life*



Development Services Department

Second Dwelling Unit

A second dwelling unit (SDU) is an attached or detached residential unit which provides complete independent living facilities with accommodations for a kitchen, living, sleeping, eating, and bathroom on the same parcel as the primary residence.

PROCEDURES

An application for a second unit may be reviewed ministerially, administratively, or through a public hearing as follows:

UNIT SIZE (SQ FT)	REVIEW PROCESS
150–1,000	Ministerial
1,001–2,000	Administrative
Variance, Exceptions, and Appeals	Public Hearing–Planning Commission

Ministerial: Requires a building permit application. Planning Division staff reviews the application through the building permit process.

Administrative: Requires a SDU entitlement from the Planning Division. Once deemed complete, notice is sent to surrounding property owners for a 10 day appeal period. After planning approval is received, a building permit is required.

Public Hearing: Requires a SDU entitlement from the Planning Division. Once deemed complete, a Planning Commission date is sent to surrounding property owners. After planning approval is received, a building permit is required.

DESIGN AND

DEVELOPMENT STANDARDS

- Maximum of one second unit per parcel.
- *Height/Setbacks:* Maximum height is 2.5 story or 35 ft., whichever is less, provided that the unit meets primary residence setbacks for applicable zoning district.
- Detached units may observe a 10 ft. minimum side and rear yard setback if observing a height less than or equal to 15 ft.
- Design must be compatible with primary residence.
- Maximum of 2 bedrooms. (3 bedrooms for units over 1,000 sq ft).
- One off-street parking space must be provided.
- Detached SDU with a garage is limited to a size necessary to accommodate a maximum of 2 standard size parking spaces (440 sq ft.).



- For parcels under 40,000 square feet, the SDU's maximum size is 1,000 square feet. For parcels 40,000 square feet and over, the SDU's maximum size is 2,000 square feet.
- Square footage is measured from the outside footprint of the foundation.
- Owner occupancy is required for primary residence or second unit.
- Units cannot be sold separately.
- Utilities for detached units required to be installed underground.
- Units located within a dripline of a protected heritage tree must adhere to the Tree Preservation ordinance.

Town of Danville

Development Services Department
510 La Gonda Way
Danville, CA 94526-1740
Phone: 925.314.3310 (Planning)
925.314.3330 (Building)
Fax: 925.838.0360
www.danville.ca.us/

Counter Hours :
M-F 8:30AM -4PM (Planning)
M-F 7:30AM- Noon (Building)